

CASE NUMBER: 15SN0612
APPLICANT: Chesterfield County Board of Supervisors

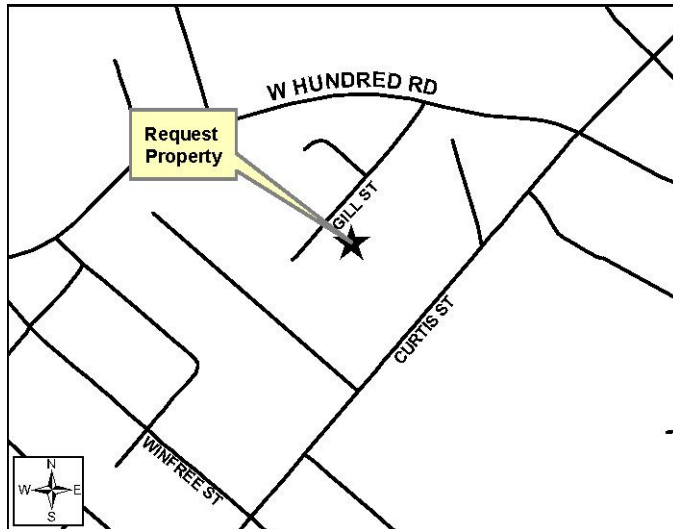


**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC)
Public Hearing Date:
 FEBRUARY 17, 2015
CPC Time Remaining:
 100 DAYS

Applicant's Agent:
 KIRK TURNER
 (804-748-1050)
Planning Department Case Manager:
 RYAN RAMSEY (804-768-7592)

CHESTERFIELD COUNTY, VIRGINIA
 Magisterial District: **BERMUDA**



APPLICANT'S REQUEST

Conditional use planned development to permit exceptions to ordinance requirements relative to road frontage requirements in a Residential (R-7) District.

A single-family dwelling is proposed for the request properties. The applicant proposes to aggregate the request properties into a single lot with twenty (20) feet of public road frontage. Fifty (50) feet of public road frontage is required.

(NOTES: A. Conditions may be imposed.
 B. Conditions are located in Attachment 1.)

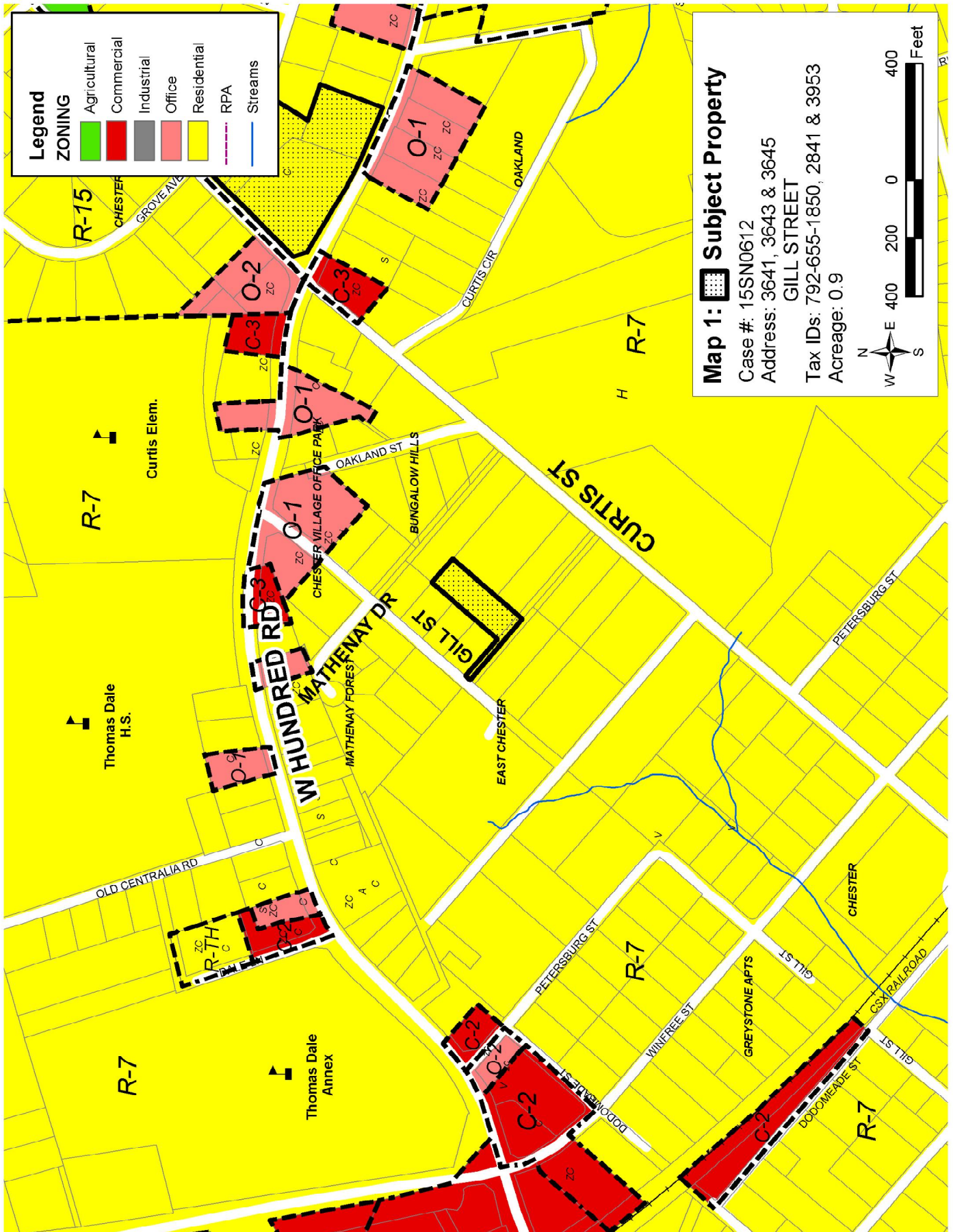
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Provides sufficient amount of public road frontage to accommodate adequate access
- No adverse impacts on area properties
- Conditions provide for quality building materials and design standards

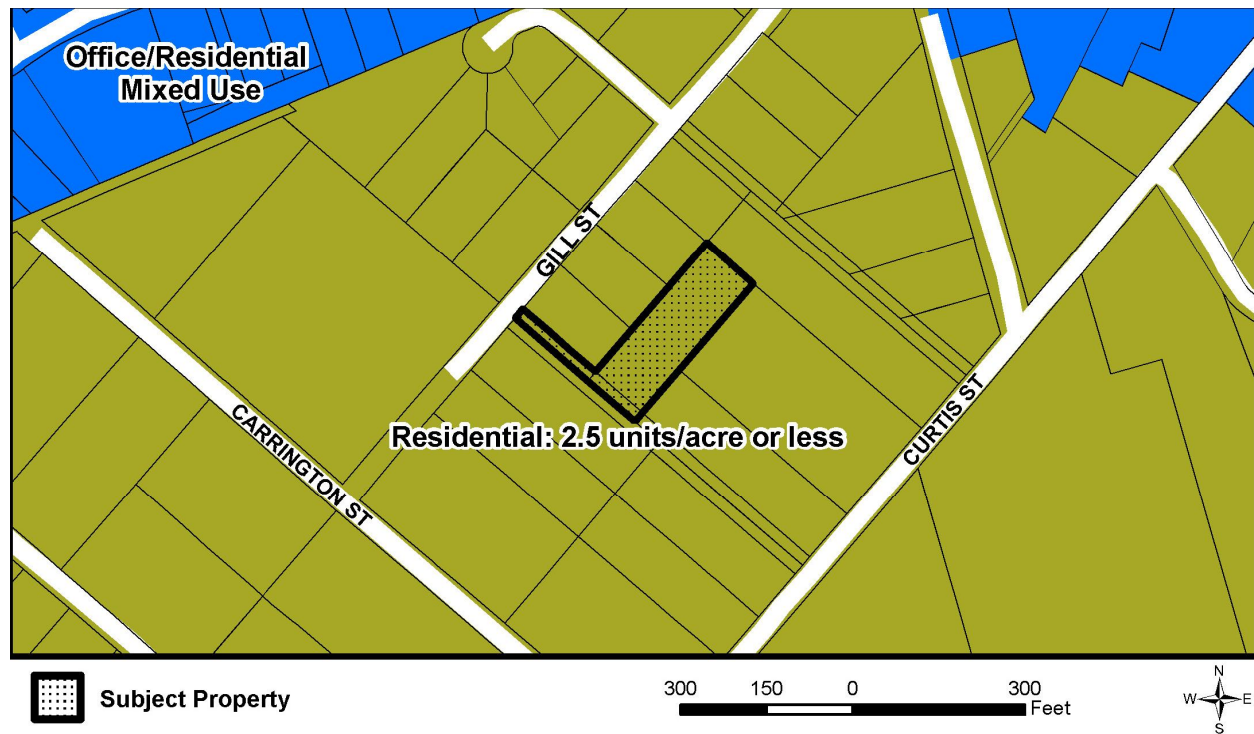
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



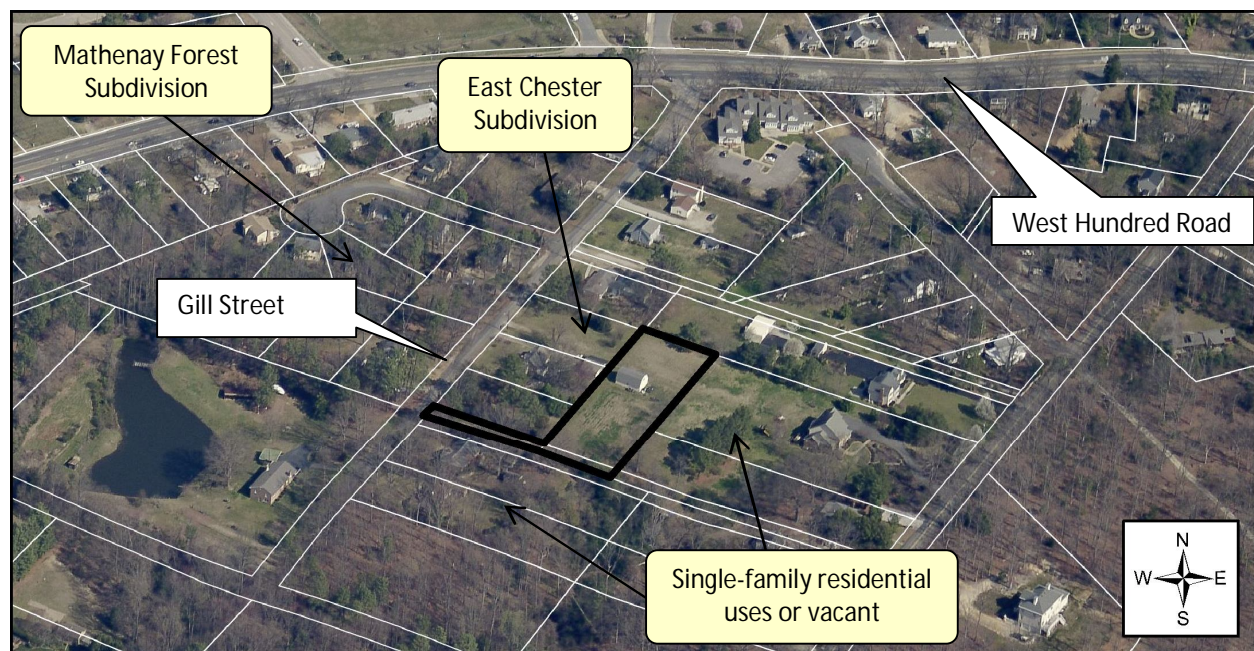
Map 2: Comprehensive Plan (Chester Plan)

Classification: **RESIDENTIAL**

The designation suggests the property is appropriate for 2.5 dwellings per acre or less.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

PROPOSAL

A single-family residential dwelling is proposed on the request properties. Two (2) parcels (3643 and 3645 Gill Street) were created by the vacation of right-of-way (Jim Street). The third parcel (3641 Gill Street) was created in November 2009 through an illegal parcel subdivision. Consequently, 3641 Gill Street is not eligible to file a variance to permit a dwelling without public road frontage.

To rectify the road frontage requirement, a conditional use planned development is the zoning process to reduce the required road frontage for a lot within a subdivision. The property owner plans to consolidate (resubdivide) the vacated right-of-way strips with 3641 Gill Street to provide the proposed lot with twenty (20) feet of public road frontage.

The following provides an overview of staff's recommended conditions related to the road frontage and design standards for the proposed single-family dwelling:

General Overview	
Requirements	Details
Road Frontage	Minimum of 20' along Gill Street <i>Condition 1</i>
Foundation	Material limited to brick or stone <i>Condition 2</i>
Building Materials	Limit building materials on exterior façade to: <ul style="list-style-type: none">• Brick• Stone• Masonry• Stucco• EIFS• Horizontal Lap Siding (Includes premium quality vinyl with 0.42" minimum thickness) <i>Condition 3</i>
Roof Material	Dimensional shingles with a 30-year minimum warranty <i>Condition 4</i>
Porches, Stoops and Decks	Limit construction and building materials for front porches: <ul style="list-style-type: none">• Masonry wall or piers to support porch• Lattice between exposed porch piers• Minimum 5' porch depth• Permit masonry or finished wood steps• Material and support requirements for railings and handrails <i>Condition 5</i>
Manufactured Homes	Prohibited <i>Condition 6</i>

Minimum House Size	Minimum gross floor area of 1,600 square feet for a one-story dwelling or 1,800 square feet for a dwelling greater than one-story <i>Condition 7</i>
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PUBLIC FACILITIES

FIRE SERVICE Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov
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Nearby Fire and Emergency Medical Service (EMS) Facilities	
Fire Station	The Chester Fire Station, Company Number 1
EMS Facility	The Chester Fire Station, Company Number 1

Fire Department has no additional comments on this request.

COUNTY DEPARTMENT OF TRANSPORTATION Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

County Department of Transportation has no comment on this request.

VIRGINIA DEPARTMENT OF TRANSPORTATION Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations	
Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT has no comment on this request.

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	No	6"	Yes
Wastewater	No	8"	Yes

Additional Information:

An existing water line is located 175 feet from property line and an existing wastewater line is 190 feet from property line.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
11/19/14	Application initiated by Board of Supervisors
12/5/14	Application filed by the agent for the Board of Supervisors

CONDITIONS

1. Road Frontage: A minimum of twenty (20) feet of public road frontage shall be provided for the dwelling. (P)
2. Foundations: The exposed portion of any foundation shall be brick or stone. (P)
3. Exterior Facades: Acceptable siding materials include brick, stone, masonry, stucco, synthetic stucco (E.I.F.S), and horizontal lap siding. Horizontal lap siding may be permitted to be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding. Plywood and metal siding are not permitted. Additional siding requirements:
 - a. Cementitious and vinyl siding is permitted in traditional wide beaded styles only. Premium quality vinyl is defined as vinyl siding with a minimum wall thickness of .042".
 - b. Synthetic Stucco (E.I.F.S.) siding shall be finished in smooth, sand or level texture. Rough textures are not permitted. (P)
4. Roof Material: Roofing material shall be dimensional architectural shingles or better with a minimum thirty (30) year warranty. (P)
5. Porches, Stoops and Decks
 - a. Front Porches: All front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on 12"x12" masonry piers. Extended front porches shall be a minimum of five (5)' deep. Space between piers under porches shall be enclosed with framed lattice panels. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or sawn balusters. Pickets shall be supported on top and bottom rails that span between columns.
 - b. Front Porch Flooring: Porch flooring shall be permitted to be concrete, exposed aggregate concrete, or a finished paving material such as stone, tile or brick, finished (stained dark) wood, or properly trimmed composite decking boards. All front steps shall be masonry to match the foundation or finished wood with painted risers. (P)
6. Manufactured Homes: Manufactured homes shall not be permitted. (P)

7. Minimum House Size. The minimum gross floor area shall be 1,600 square feet for a one-story dwelling unit or 1,800 square feet for a dwelling unit greater than one-story.
(P)